

LEESBURG NUMBERS AND DEFINITIONS

L e e s b u r g



Respectful of the Past
Mindful of the Future

Statistics

- The Town of Leesburg measures 7,588 acres or 11.8 square miles in size.
Town of Leesburg
- Leesburg's population grew 74.7 percent from 1990 (16,202) to 2000 (28,311).
1990 and 2000 U.S. Census
- The Town's population density measures 2,399 people per square mile.
2000 Census and Leesburg PZD
- The median age for Leesburg residents is 33.1 years; in Loudoun County the median age is 33.6 years.
2000 U.S. Census
- Leesburg's median family income in 2000 was \$78,111, while Loudoun County's median family income was \$88,387.
2000 U.S. Census
- 173 families were below the poverty line in 1999. Of those, 116 families were headed by females.
2000 U.S. Census
- In 2000, 83% of Leesburg's population was white, 9% were African-American and almost 3% were Asian.
2000 U.S. Census
- Leesburg's Hispanic population in 2000 numbered 1,667 (5.9%).
2000 U.S. Census
- Leesburg residents are staying put! More people had lived in the same house for at least five years in 2000 (39.0%) than had in 1990 (27.6%).
1990 and 2000 U.S. Census
- Leesburg's residents are on the move! To compare Leesburg's 39% to another Virginia place, significantly more Roanoke City residents had also lived in the same house for at least five years in 2000 (53.4%) than had in 1990 (50.7%).
1990 and 2000 U.S. Census
- More people living in Leesburg in 2000 were born in other U.S. states (15,004) than were born in Virginia (10,265).
2000 U.S. Census
- Where are your new neighbors from? Since 1995 out of 100 residents moving from other U.S. states, approximately 47 are from the South, 27 are from the Northeast, 17 are from the West, and 9 are from the Midwest.
1990 and 2000 U.S. Census

- More than 40% of the dwelling units counted in Leesburg in 2000 were built in the 1990's.

2000 U.S. Census

- Over 30% of renters in Leesburg spent 30% of their incomes on rent.

2000 U.S. Census

- The percentage of Leesburg residents with bachelors' or masters' degrees increased from 29% in 1990 to 41% in 2000. Accordingly, the percentage of residents without a high school degree dropped from 17% in 1990 to 10% in 2000.

1990 and 2000 U.S. Census

- Of men living in Leesburg, the top three occupations are:

1. Management;
2. Computer and mathematical-related; and
3. Sales and related occupations.

Of women living in Leesburg, the top three occupations are:

1. Office and administrative support;
2. Management; and
3. Sales and related occupations.

2000 U.S. Census

- 417 households in Leesburg had no automobile in 2000, while 1,758 households had three or more.

2000 U.S. Census

- Not everyone has a long commute! Over one-third (32.7%) of Leesburg residents work in Leesburg.

- Leesburg's commuters are lonely! Of the 92% of residents who drive a car, truck, or van to work, 89% drive alone. The number of carpoolers has also decreased from 14% in 1990 to 10% in 2000.

1990 and 2000 U.S. Census

- Residents are leaving earlier and spending more time in the car to get to work. The greatest number of Leesburg commuters left home between 8:00am and 8:29am and drove 5 to 9 minutes to work in 1990, as compared to the greatest number of commuters leaving home between 7:30am and 7:59am and driving 30 to 34 minutes to work in 2000.

2000 U.S. Census

What's 'In the Works'?

(based on Leesburg PZD plans approved but not built, as of 6/30/03)

390 Single-family homes

436 Single-family attached (Duplexes, Townhouses)

311 Multi-family homes

1,137 new households (dwelling units)

513,123 sq. ft. of commercial space

104,000 sq. ft. of office space

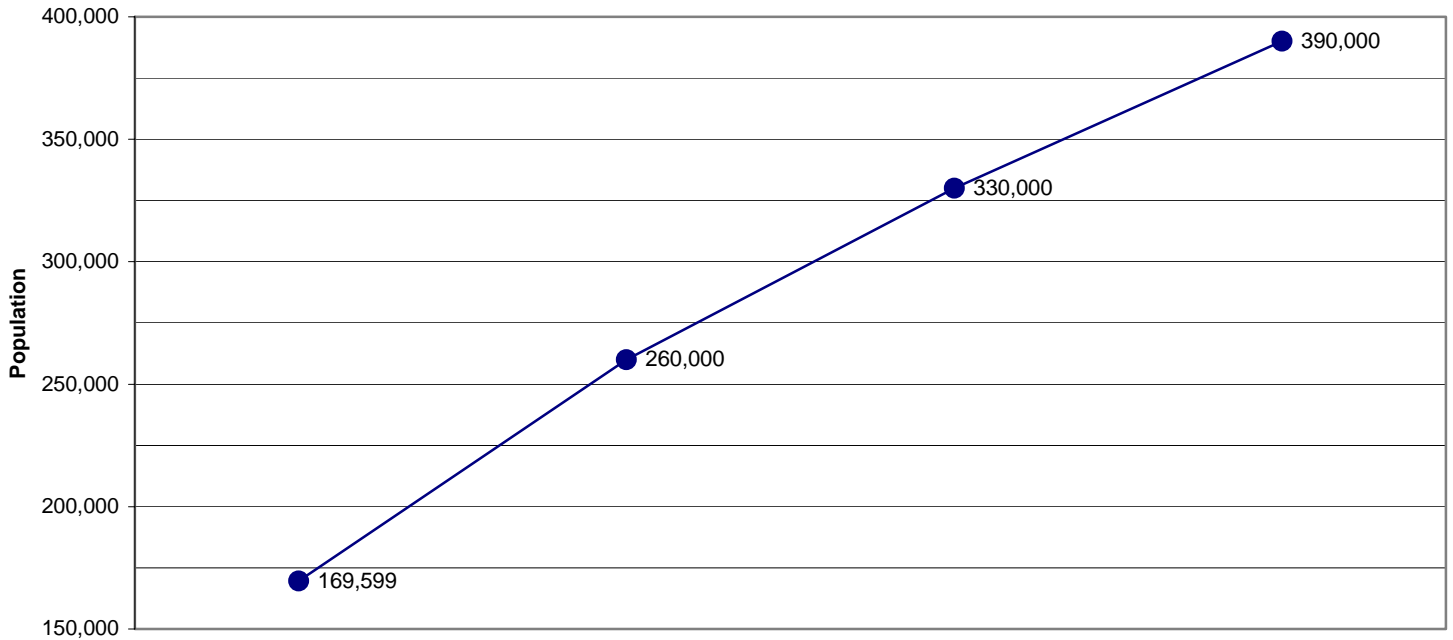
0 sq. ft. of industrial structures

617,123 square feet of non-residential development

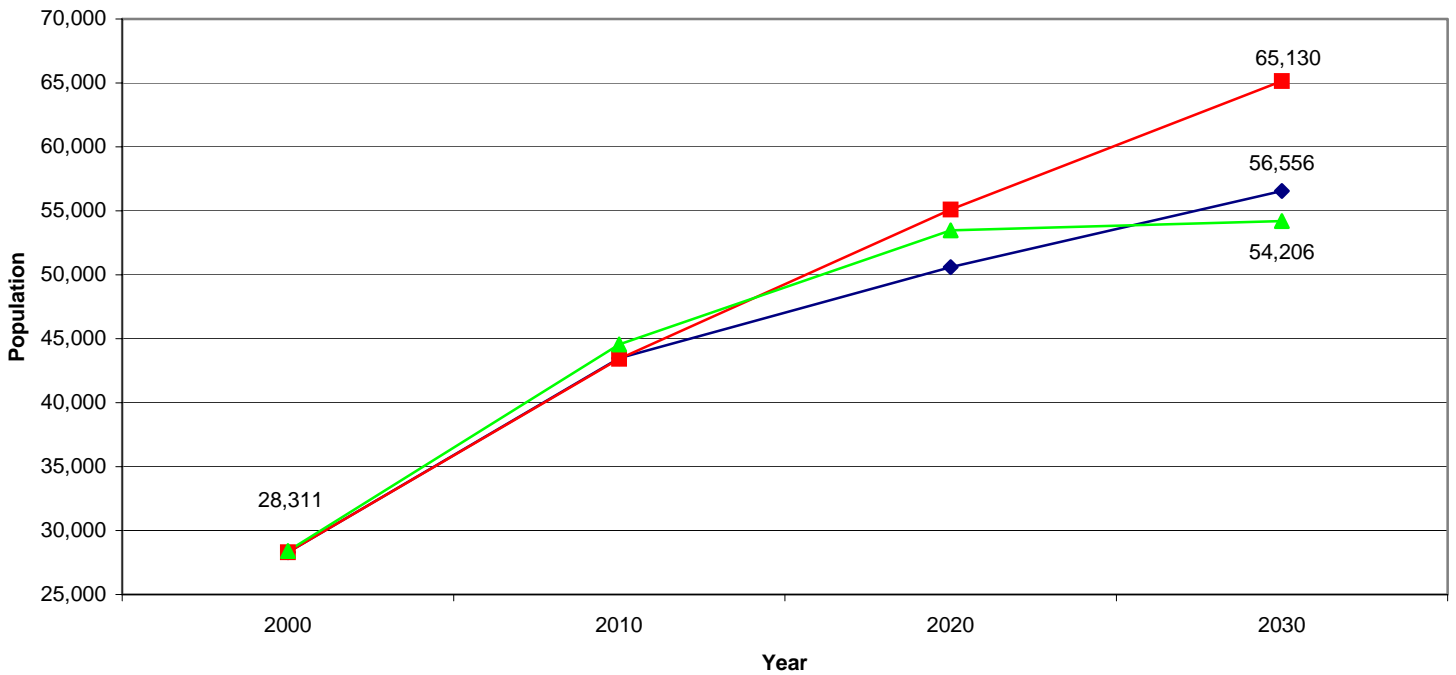
Population Projections

Virginia Employment Commission

Loudoun County Population Projections



Town of Leesburg Population Projections



—◆— Town of Leesburg Utilities Department —■— Virginia Employment Commission —▲— Loudoun County Analysis Zones (6.3)

Planning Terms

Adaptive Use or Reuse

Improvement made to a building that renders the structure suitable for a purpose of which it was not originally intended. For example, a factory building now used for loft apartments or an old school building redesigned for senior housing.

Capital Improvements Program (CIP)

A governmental timetable usually covering five years for the construction of permanent improvements and includes timing of the projects, their costs, and methods for financing.

Cluster Development

A development pattern for which buildings are grouped rather than evenly spread throughout a parcel as in conventional lot-by-lot development.

Comprehensive Plan

A document or a series of documents adopted by a municipality's governing body that contains a community's goals and objectives. The plan usually addresses population, natural, cultural resources, economic development, transportation, utilities, housing, and land use.

Conservation Easement

An easement under which property owners restrict development of their property so that the land is kept open for agricultural, recreation, aesthetic, or scenic purposes.

Density

The number of families, persons, or housing units per unit of land, usually expressed as per acre.

Easement

An easement is a right granted by the owner of land to another party for specific limited use of that land.

Environmental Impact Statement (EIS)

A fact finding report required either by a state Environmental Policy Act or a National Environmental Policy Act before a government may authorize a proposed project, program, law, or any other major activity requiring governmental authorization. Essentially this report contains a description of the environmental effects of a proposal.

Floodplain

Floodplains are areas next to a river, which are subject to flooding, when a river overflows its normal channels.

Growth Management

A wide range of techniques to determine the amount, type, and rate of growth and to direct it to designated areas.

Impervious Land surface

A surface composed of any material that significantly impedes or prevents natural infiltration of water into soil (i.e. sidewalks, houses, roof tops, parking lots).

Infill Development

Infill projects use vacant or underutilized land in previously developed areas for buildings, parking, and other uses.

Land Trusts

Nonprofit organizations interested in the protection of natural resources and historic areas. Activities include public education, purchase and coordination of conservation easements, and planning services.

Land Use Plan

A main element of a comprehensive plan that establishes guidelines for the location of land uses in the future.

Low Impact Development (LID)

Low Impact Development is an innovative stormwater management approach that is modeled after nature. LID are processes rather than engineered infrastructure techniques, such as permeable pavers that help control pollutants, reduce runoff volume, manage runoff timing, and address a number of other ecological concerns.

Mixed-use Zoning

Zoning regulations that permit uses within combinations of residential and non-residential uses near each other and sometimes in the same building. Leesburg's Historic District is an example.

Multimodal Transportation

A system providing mobility and access throughout an area by various means of transportation, including automobiles, public transit, walking, and bicycles.

New Urbanism

An alternative development pattern to conventional development that relies on mixed uses, multimodal transportation, and significant investments in the public realm.

Overlay District

A zoning district that lies across other zoning districts and imposes regulations for land use in addition to those of the underlying district.

Planning Commission

A public body with duties that include preparation of a comprehensive plan, zoning and subdivision ordinances, and capital improvement programs. Members are residents of the community who are appointed by the governing body.

Purchase of Development Rights (PDR)

A form of transfer of development rights in which the government buys development rights from the property owner.

Proffer

A voluntary promise or commitment made by a landowner/developer to the municipality to donate land, construct a facility, or to develop the property subject to specific conditions.

Public Realm

Publicly owned properties and their improvements, including governmental buildings, parks, and streets.

Streetscape

The overall character, design quality, and particular physical elements that occupy the street right of way. Streetscape elements may include the buildings, paving materials, curbs, landscaping, lighting, and street furniture such as benches, water fountains, or bicycle racks.

Smart Growth

Smart growth is a town-centered, transit and pedestrian oriented philosophy with a greater mix of housing, commercial and retail uses. Its premise is to preserve open space and many other environmental amenities.

Sprawl

Sprawl is a pattern and pace of land development in which the rate of land consumed for urban purposes exceeds the rate of population growth and which results in an inefficient and consumptive use of land and its associated resources.

Sustainable Development

Development with the goal of meeting the needs of the present generation without compromising the ability of future generations to meet their needs.

Transfer of Development Rights

A system of land use regulations that allows the landowner to develop his land to the full extent of the regulations (typically the zoning ordinance) or to convey some portion of that permitted development to another property.

The first property is open space protected by development and the second property is developed more intensively than would be permitted.

Urban Growth Area (UGA)

Sets the limits of water and sewer extension that the town can control and marks the edge of the town limits. It also defines the changes in land use between the areas within and outside the UGA. Since the adoption of the 1991 County General Plan the UGA has been renamed the Joint Land Management Area (JLMA).

Zoning District

A portion of a municipality depicted on a zoning map in which regulations specific to that district govern land use and site development.